
RC
RIVERSIDE COMMONS

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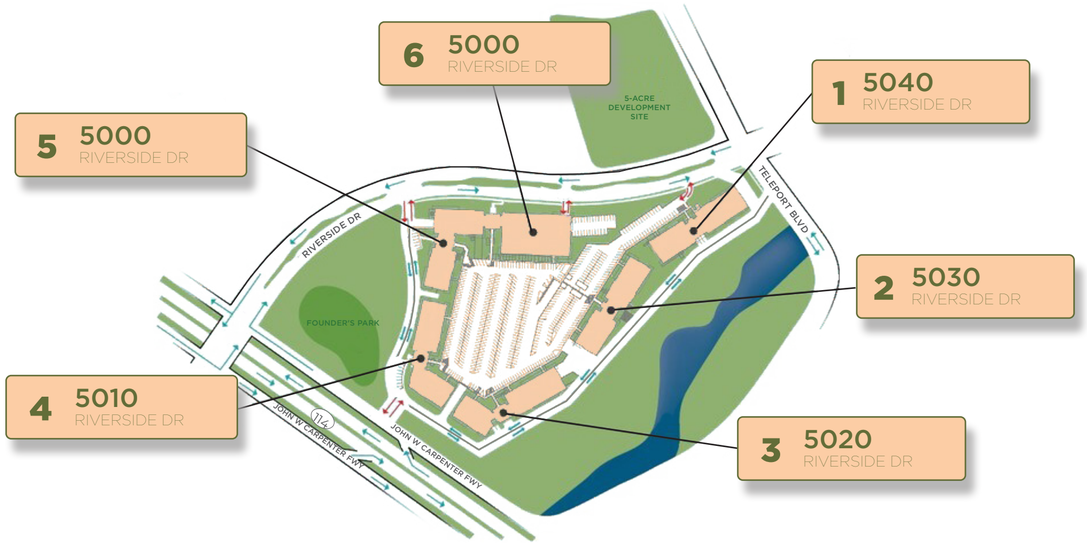
PROPERTY HIGHLIGHTS

- Class A, 6-Building Office Complex
- 468,347 Total RSF
- 2-Level Parking Garage and Surface Parking
- State-of-the-Art Fitness Center with Locker Rooms
- Full-Service Café
- Conference Rooms
- Newly Renovated Lobbies
- On-Site Property Management
- 24/7 Security
- Immediate Access to Highway 114
- DART Orange Line and Area Transit Nearby
- Minutes away from Toyota Music Factory & Water Street
- Adjacent to Lake Carolyn



SITE PLAN



TOTAL RSF	SITE SIZE	PARKING RATIO
468,347 RSF	18 ACRES	3.5/1,000

1 5040 RIVERSIDE DR
102,232 RSF
4 STORIES

2 5030 RIVERSIDE DR
69,117 RSF
3 STORIES

3 5020 RIVERSIDE DR
91,510 RSF
4 STORIES

4 5010 RIVERSIDE DR
69,904 RSF
3 STORIES

5 5000 RIVERSIDE DR
48,428 RSF
3 STORIES

6 5000 RIVERSIDE DR
87,156 RSF
3 STORIES









LOCATION

FOOD + DRINKS

- Bar Louie
- Bruncheon
- Cork & Pig Tavern
- Creamistry
- Drizzle Cheesecake
- Gloria's Latin Cuisine
- Go Fish Poke
- Grimaldi's Brick Oven Pizzeria
- Jaxon Texas Kitchen
- Kitchen 101
- Mama Tried
- Monaco
- Nirvana Lounge
- Pacheo Taco Bar
- Pacific Table
- Pax & Beneficia Coffee
- Pistil Cocktail Lounge
- Pop Factory
- Reservoir
- Sanjh Restaurant
- Shoals Smokehouse
- TCBY
- The Constellation Club
- The Ginger Man
- Thirsty Lion Gastropub & Grill
- Two Mules Cantina
- Yard House

ENTERTAINMENT + ATTRACTIONS

- Alamo Drafthouse Cinema
- Bird's Fort Trail Park
- California Crossing Park
- Campion Trail
- Cottonwood Valley Golf Course
- Elm Fork Shooting Sports
- Irving Convention Center
- Lake Carolyn
- Las Colinas Country Club
- Luna Vista Golf Course
- Mandalay Canal Walk
- Mustangs of Las Colinas Sculpture and Museum
- The Nelson Golf & Sports Club
- The Pavilion at Toyota Music Factory
- The Rayleigh Underground
- TPC Las Colinas

HOTELS

- Aloft
- Homewood Suites by Hilton
- Hotel Indigo Irving-Las Colinas
- Marriott
- Omni Las Colinas
- Texican Court, Valencia Hotel
- The Ritz-Carlton Dallas, Las Colinas
- The Westin Irving Convention Center

CONNECTIVITY

5 MIN
Toyota Music Factory

5 MIN
Water Street

5 MIN
Irving Convention Center

15 MIN
Dallas Love Field Airport

16 MIN
DFW International Airport

17 MIN
Dallas CBD

24 MIN
Addison Airport

25 MIN
University Park

30 MIN
Plano/Legacy

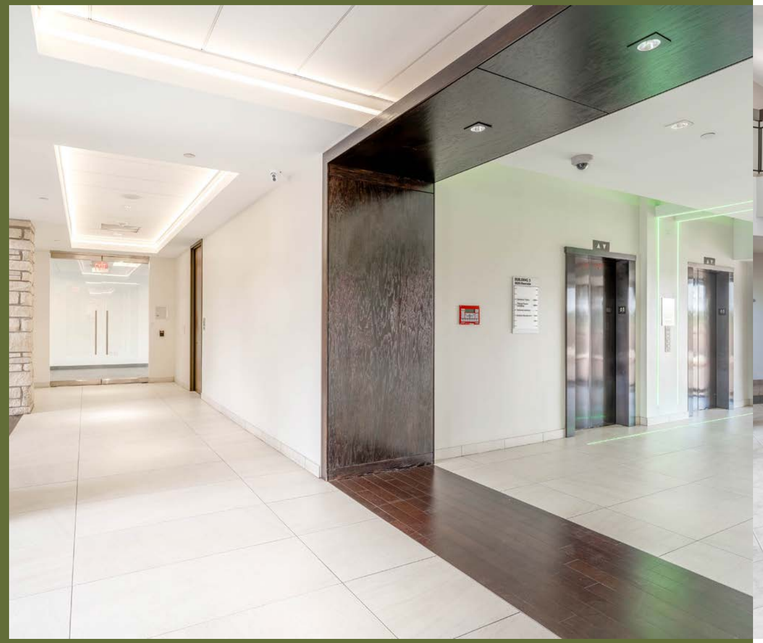
34 MIN
Fort Worth CBD



INFRASTRUCTURE

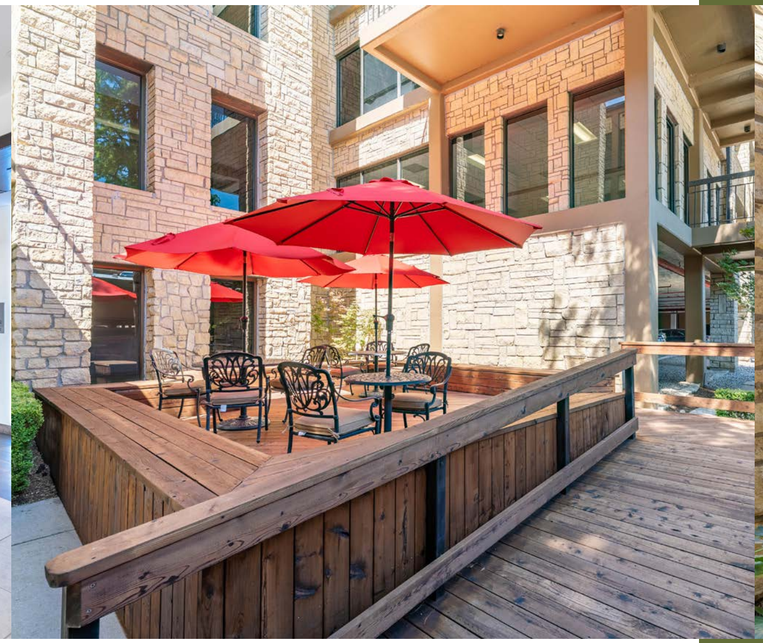
BUILDING	ELECTRICAL	GENERATOR BACK-UP	UPS	HVAC	FIBER PROVIDERS	CEILING HEIGHT
1	2 - 1,500 KVA	1 - 350 KW	N/A	250 TONS	AT&T, LOGIX, SPRINT	9 FEET
2	500 KVA	N/A	N/A	190 TONS	AT&T, CENTURY LINK, LOGIX, VERIZON	9 FEET
3	750 KVA	1 - 215 KW	N/A	350 TONS	AT&T, LOGIX, SPECTRUM (TW-SPECTRUM-CHARTER CABLE)	9 FEET
4	750 KVA	N/A	N/A	300 TONS	AT&T, CENTURY LINK, LOGIX, SPECTRUM, VERIZON (TW-SPECTRUM-CHARTER CABLE)	9 FEET
5	750 KVA	N/A	N/A	257.5 TONS	AT&T, ALPHEUS, LOGIX, SPECTRUM (TW-SPECTRUM-CHARTER CABLE)	9 FEET
6	1,000 KVA	N/A	N/A	367.5 TONS	AT&T, CENTURY LINK, LOGIX, VERIZON (TW-SPECTRUM-CHARTER CABLE)	9 FEET







RENOVATED LOBBIES

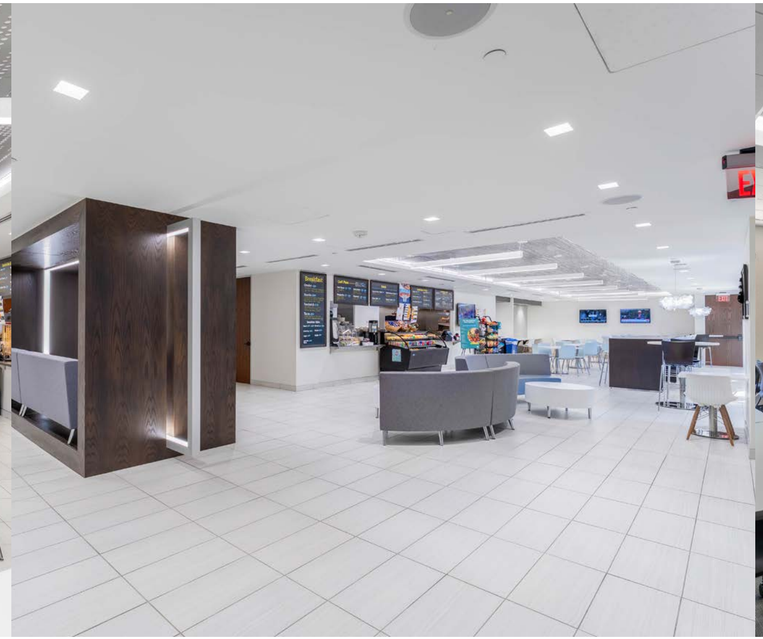




PATIO SEATING

CAFÉ







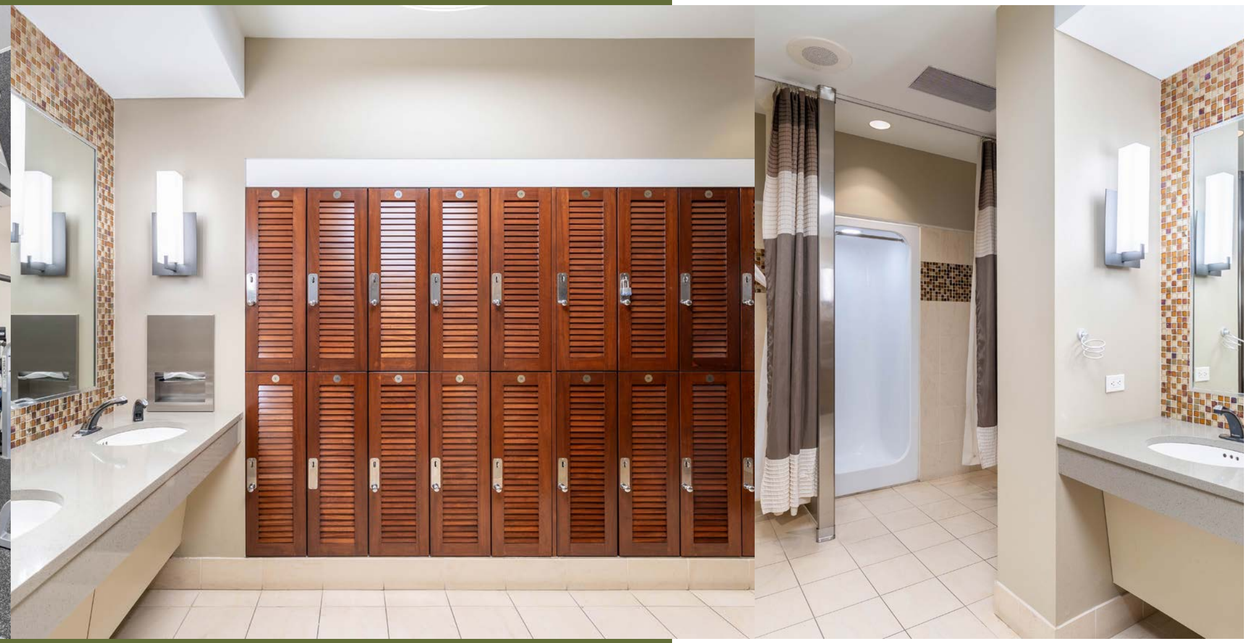


CONFERENCE ROOMS

LOCKER ROOMS







FITNESS CENTER

SPEC SUITES













WHITEBOX SPACES

RIVERSIDE COMMONS

Daniel DeWeese
214.870.5834
ddeweese@forgecommercial.com

Chuck Sellers
214.697.4430
csellers@forgecommercial.com

Brandon Terrell
214.695.7117
bterrell@forgecommercial.com

Wolverine INTERESTS

FORGE COMMERCIAL